

Tower Talk

A Newsletter for the Residents of
Plaza Del Prado Condominium

Volume 25 Issue 3 October 2026

PLAZA DEL PRADO CONDOMINIUM

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Maintenance..... 305-931-3544
Del Prado Market.... 305-974-0058
Front Gate 786-852-3551
Beauty Salon & Spa... 305-931-3415
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OFFICE HOURS

Monday..... 8:00am - 4:00pm
Tues-Thurs ..... 9:00am - 3:00pm
Friday..... 9:00am - 5:00pm
After Hours Call: 305-931-3544

TOWER TALK LIAISON

Kip Dugal, Property Manager
For article submission
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COMMUNITY IMPROVEMENTS

A MESSAGE FROM THE BOARD AND MANAGEMENT

October brings practical improvements to shared spaces and preparations for two important November meetings. Our focus remains on maintaining the property, improving day-to-day services, and helping residents understand the work ahead.

This issue updates September's coverage with the planned start of west garage painting, progress on storage access, and confirmed meeting dates. It also highlights garage safety, maintenance team improvements, water conservation, and a new community communications resource. Thank you for your continued cooperation as these efforts move forward.

West lower-deck garage painting: work planned in phases

Painting of the west lower-deck garage is scheduled to begin by the end of October. The work is planned in four to five phases, with each phase expected to take approximately one to two working weeks.

Management will contact residents directly when their vehicles need to be temporarily relocated so crews can work in the affected parking areas. Please follow the relocation instructions and dates provided for your space.

All residents who park in the lower-deck garage will receive updates about changes to traffic flow as sections close for painting. Please watch for notices, follow posted directions, and allow extra time when entering or leaving the garage. The schedule remains subject to work progress and site conditions.

Storage lockers: verification and secure self-access

Management continues verifying unit-assigned storage lockers against the Association's records, resolving discrepancies, and tagging verified lockers. This

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Community Improvements *(cont. from page 1)*

work will help ensure that each unit's assigned space is properly identified and documented.

Biometric registration is being introduced for secure self-access to storage rooms. Access will be limited to residents of record who have completed registration. Please visit the Management Office with a valid photo ID when notified, and follow the registration instructions and deadline provided for your storage room.

Self-access to both bicycle cages in the lower garage is now established and working. This is a further step toward more convenient access to shared storage facilities for registered residents.

CARE, SERVICE AND SAFETY

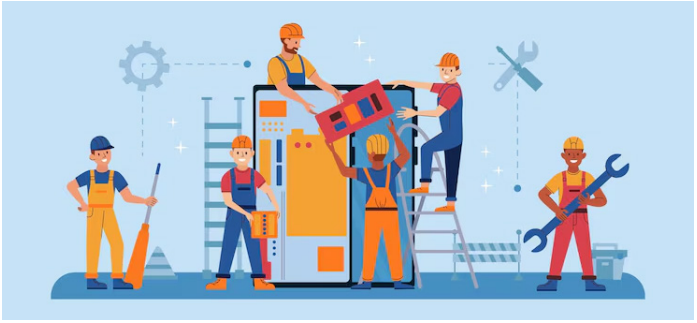
Lower garage lighting and closer safety monitoring

Lighting has been improved in areas of the south lower-deck garage where additional illumination was needed. Security has also been directed to give the lower garage particular attention and enforce the property's rules.

Pet owners must prevent pets from soiling the garage and must promptly clean up after them. Keeping shared areas clean is a basic responsibility to neighbors and building personnel.

Reckless operation of electric scooters and bicycles is another concern. Please travel carefully, respect pedestrians, and follow the building's rules throughout the property. Parents are asked to take time to review these expectations with their children and young adults. Safe conduct protects both the rider and everyone nearby.

Strengthening our maintenance team



Changes within the maintenance team are intended to improve how building maintenance is planned, assigned, and completed, with greater attention to timely responses to work orders that fall within the Association's responsibility.

The focus is on clearer coordination, stronger follow-through, and consistent attention to preventive maintenance and everyday repairs. Management will continue working with the team to improve service and accountability.

When reporting a maintenance concern, please provide the exact location, a clear description, and photographs if available. These details help staff assess the issue and direct

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Community Improvements *(cont. from page 2)*

it to the appropriate person. Urgent conditions should be reported immediately to the Front Desk rather than left for routine follow-up.

Water conservation: thank you for your response

Following our previous communication about water conservation, we thank all residents who responded and notified Management of running water and leaks in their units.

With the help of the Total Appliance crew and our in-house maintenance team, we have been actively addressing the reported issues and will continue these efforts. Your cooperation helps us identify problems, reduce water waste, and protect the Association's resources.

OWNER PARTICIPATION

Two important meetings in November

Nov. 5, 2026: 2026 Special Assessment approval meeting.
Nov. 10, 2026: 2027 Budget approval meeting.

Please review the official meeting notices for the time, location, participation details, and supporting materials. Owners are encouraged to review the packages in advance and take part in these important Association matters.

2027 BUDGET:

review the proposal and return your reserve ballot

The proposed 2027 budget reflects continued efforts to control operating expenses while addressing service needs and financial pressures. Budget preparations have focused on spending efficiencies, negotiated savings, and measures intended to improve elevator reliability.



We extend our sincere thanks to the Budget Committee and its members, who volunteered countless hours over many weeks to review the proposed budget and develop recommendations for the Board. Their dedication and thoughtful work have been exemplary. We are fortunate to have volunteers whose financial backgrounds and budgeting experience contribute so much to the review of the Association's finances and help the Board make informed decisions.

The reserve-funding vote gives owners the opportunity to choose partial or full funding of the non-SIRS reserves, as described in the mailer package. Please review the ballot carefully and submit your choice according to its instructions.

The completed open ballot may be returned to the Management Office by email, mail, or hand delivery, following the directions printed on the ballot. No ballot envelopes are required because this is not a secret ballot.

Please use the official mailer for the proposed budget, the fee schedule applicable to your unit, and the reserve-funding choices. The non-SIRS reserve vote should not be confused with funding for structural integrity reserve items.

Electronic notices and voting: check your enrollment

If you have already enrolled in electronic voting and provided your consent, no further action is needed. This invitation is for owners who have not yet signed up to enjoy this convenience. The mailer package will include a consent form for electronic notification and voting; please review and return it if you wish to enroll.

The unit owner or designated voter must sign and return the online-voting consent form to the Association at least 20 days before a scheduled membership meeting at which owners will vote. Consents received after that deadline

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Community Improvements *(cont. from page 3)*

apply to the next meeting at which owners will vote. Returning the consent form does not itself cast a ballot.

Online-voting consent remains valid until the Association receives written consent to opt out. The form also includes a separate consent to receive official notices electronically. Please contact Management to confirm your enrollment status, and follow the meeting notice and ballot instructions for casting your vote.

COMMUNITY CONNECTIONS

Resident, guest and contractor access

As the new security team becomes familiar with the property, consistent entry procedures help staff manage arrivals and protect access to the community.

Residents: Please use your own Management-issued FOB at controlled gates. Residents arriving without a FOB will need to complete the visitor verification process, even when personally known to staff.

Guests: Gatehouse Security screens arrivals by vehicle, on foot, and by bicycle. After screening, walking and cycling guests should proceed to the Rotunda Front Desk to be announced unless access has already been approved in advance. Please be available to receive your guests or arrange advance authorization.

Unaccompanied minor guests: Please arrange for an adult from your household to meet them at the gatehouse checkpoint and escort them into the property.

Contractors: Coordinate visits with Management in advance so required clearance and notification are in place before arrival. Emergency service calls follow the property's emergency access procedure.

A dedicated Community Channel is being arranged

FiberNow has agreed to include a dedicated Community Channel in the proposed service plan. Management is coordinating setup and anticipates staff training during the third or fourth week of November, once the channel is ready.

The channel is intended to provide another way to share community information. Details on how residents can find it will be provided once setup is complete.

Stay in touch

For questions about storage registration, parking relocation notices, meeting materials, or electronic enrollment, please contact the Management Office.

Management Office: 305-931-5643
Email: manager@plazadelprado.com
Front Desk / after-hours concerns: 305-931-3544
Thank you for helping keep Plaza Del Prado safe, orderly, and informed.

BUILDING SERVICES

FiberNow: faster internet at no additional cost

Following feedback from our resident survey and

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Community Improvements *(cont. from page 4)*

Management's discussions with FiberNow, the community's internet service was upgraded on October 9, 2026, from 500 Mbps to 1 Gbps (1,000 Mbps), with symmetrical upload and download speeds, at no additional cost to the Association.

FiberNow has also agreed to upgrade the property's supporting network infrastructure at no additional cost to the Association and to upgrade individual resident equipment where the provider determines it is needed to address lag, connectivity, or inadequate Wi-Fi coverage. Residents experiencing these issues should contact FiberNow for assistance.

The upgraded speed is delivered at the router's service connection. Wi-Fi speeds on individual devices may vary with coverage, distance, device capability, and household usage. For a more accurate speed test, use a direct Ethernet connection to the router with equipment capable of supporting 1 Gbps.

Thank you to all residents who participated in the survey. Your feedback helped guide these improvements. Management will continue following through with FiberNow on its commitments and exploring further service improvements.

Continued plumbing improvements in both buildings

Management continues coordinating corrective plumbing work in both the North and South Buildings to achieve the desired performance of the hot-water recirculation system. This ongoing effort focuses on identifying and correcting conditions that affect circulation and consistent hot-water delivery.



Recent work in the North Building has included replacement of older shutoff valves and pressure-reducing valves. Further corrective work and system adjustments in both buildings will be guided by inspections, testing, and observed performance. Where practical, plumbing work is coordinated with scheduled water shutdowns to make use of planned interruptions and limit additional disruption.

The work requires continued follow-through: completing a repair or adjustment, checking the system's response, and determining whether further corrections are needed. Management is working with the plumbing contractors and our in-house maintenance team to monitor results and address remaining conditions.

We appreciate residents' patience and cooperation when water interruptions or access to units are necessary. Our goal remains a properly functioning recirculation system that provides consistent, dependable hot-water service throughout both buildings.







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